For Multi-Picture Tour Go To

www.mitten-realty-services.com



20747 Grade Crescent, Langley **$424,800**

Extensively Updated Family Home
Designed For Family & Entertaining
1150 Sq. Ft. Plus Finished Basement

Extensively updated home designed for entertaining and family boasts spacious open great room plan with kitchen open to great room. Gorgeous updated kitchen with attractive new cabinets, spacious island with breakfast bar, built-in dishwasher, great room with attractive laminate floors and cozy wood fireplace with mantle height brick facing. Dining room with laminate floors and French door to spacious rear deck. Three bedrooms up with laminate floors. Master bedroom with walk-in closet and two piece ensuite. Finished basement with attractive family room with laminate floors and gas stove with floor to ceiling brick facing, bedroom, laundry and two piece bath. Extensive updates include: gorgeous new kitchen, updated flooring, newer roof, paint, moldings, deck and creation of great room layout. 7200 square foot lot in central Langley City location.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

604-533-3231

Main Floor: 1150 Square Feet

Great Room - 15' x 14.43' - Upper level boasts spacious great room with attractive laminate floors and cozy wood stove with mantle height brick facing.







Dining Area – 10.5' x 8.33' - Spacious dining area with laminate floors and French door to large deck.



Kitchen – 12.33' x 10.43' – Gorgeous updated kitchen open to the great room boasts attractive new cabinets, spacious island with breakfast bar, and built-in dishwasher.



Master Bedroom – 13.5' x 10' – Spacious master with walk-in closet and **2 piece ensuite**.







Bedroom – 10’ x 9.16’



Bedroom – 10’ x 9.16’

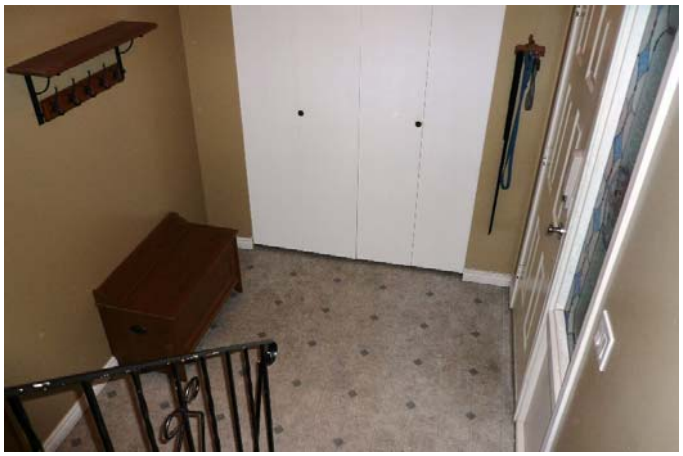


Main Bathroom - 4 Piece



<u>Lower Level</u>: 775 Square Feet

Entrance Hall – 9.33’ x 7’ – Entrance hall open to great room upstairs allows you to welcome guests to this fine home out of the weather.





Family Room – 14’ x 14’– Attractive family room with laminate floors, cozy gas stove with floor to ceiling brick facing and **10’ x 9.33’** alcove adjoining family room used as an office area.







Bedroom – 9.5’ x 8.58’



Laundry – 7’ x 6’

Bath - 2 Piece

- ★ **Extensively Updated Home Designed For Entertaining And Family Boasts Spacious Open Great Room Plan With Gorgeous New Kitchen Open To The Great Room, Updated Flooring, Newer Roof, Paint, Moldings, & Deck**
- ★ **Gorgeous Updated Kitchen With Attractive New Cabinets, Spacious Island With Breakfast Bar, And Built-In Dishwasher.**



- ★ **Great Room With Attractive Laminate Floors And Cozy Wood Fireplace With Mantle Height Brick Facing.**
- ★ **Dining Room With Laminate Floors And French Door To Spacious Rear Deck.**
- ★ **Three Bedrooms Up With Laminate Floors Including Master Bedroom With Walk-In Closet And Two Piece Ensuite**
- ★ **Finished Basement With Attractive Family Room With Laminate Floors And Gas Stove With Floor To Ceiling Brick Facing, Bedroom, Laundry And Two Piece Bath.**
- ★ **Come And Enjoy Life In This Extensively Update Family.**

Lot: 60’ X 120’ – 7200 Sq. Ft

- ★ **7200 Square Foot Lot In Central Langley City Location.**

Location:

This property is centrally located in Langley City boasting the utmost in convenience with easy access to schools and the convenience of neighborhood shopping in Langley City coupled with easy access to the regional shopping center at Willowbrook ensures convenient access to the most serious shopper. Recreation is available at the Al Anderson Pool, the civic center at 208 Street and 42 Ave with an ice rink, curling rink and activity room and this area boasts easy access to the Blair pool within 5 minutes of this property and Twin Rinks is less than a 5 minutes minute walk. Miles of walking trails within minutes of this property. Langley boasts many golf courses to accommodate the recreational needs of all levels of golfer.

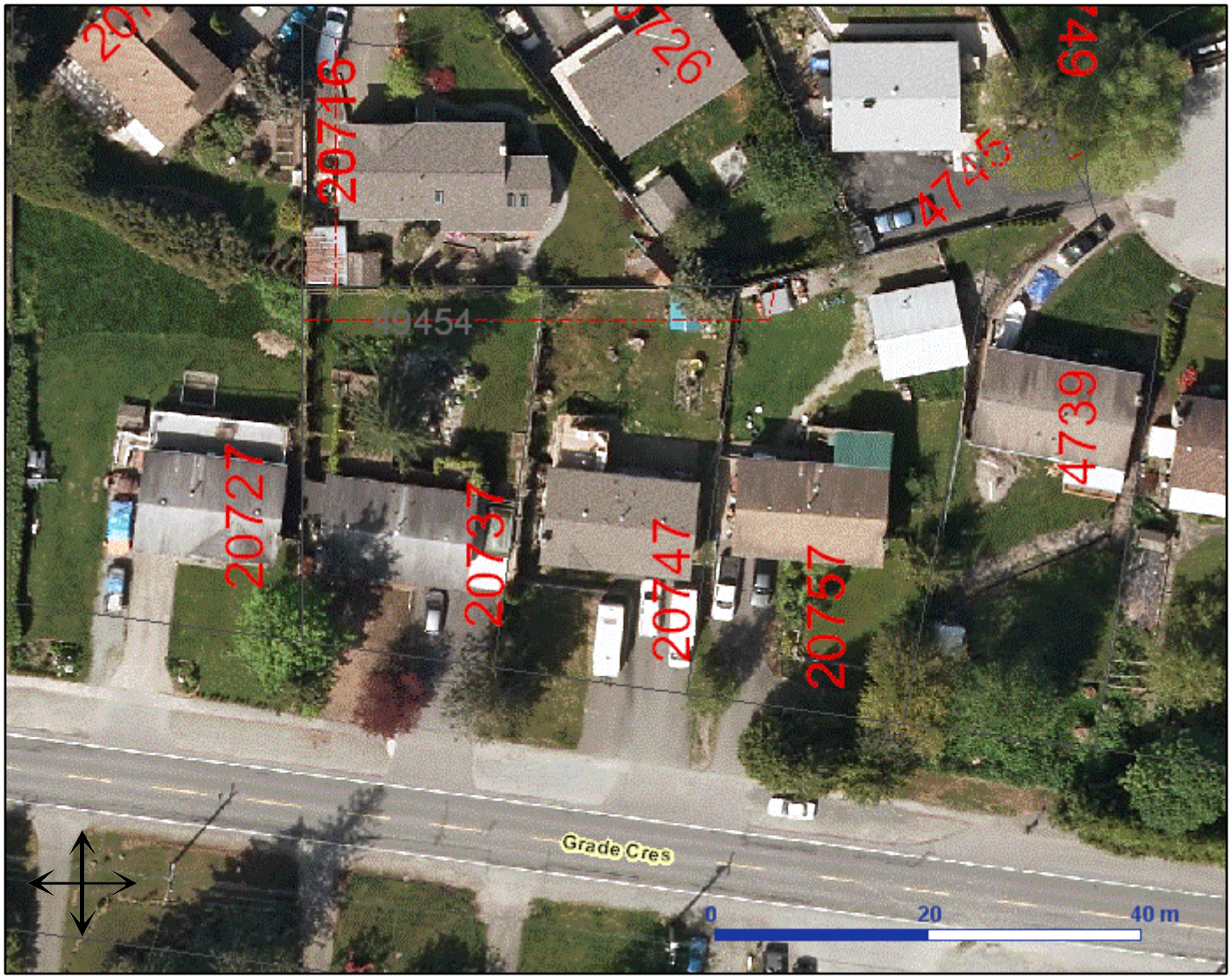
Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.
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20747 Grade Cresc



CITY OF LANGLEY

Legend

- Railway
- Road Names
- Watercourses
- Easement/R.O.W. Lines
- City Boundary
- Parcels
- Parks and Public Space

2010 Air Photo

- Red: Band_1
- Green: Band_2
- Blue: Band_3

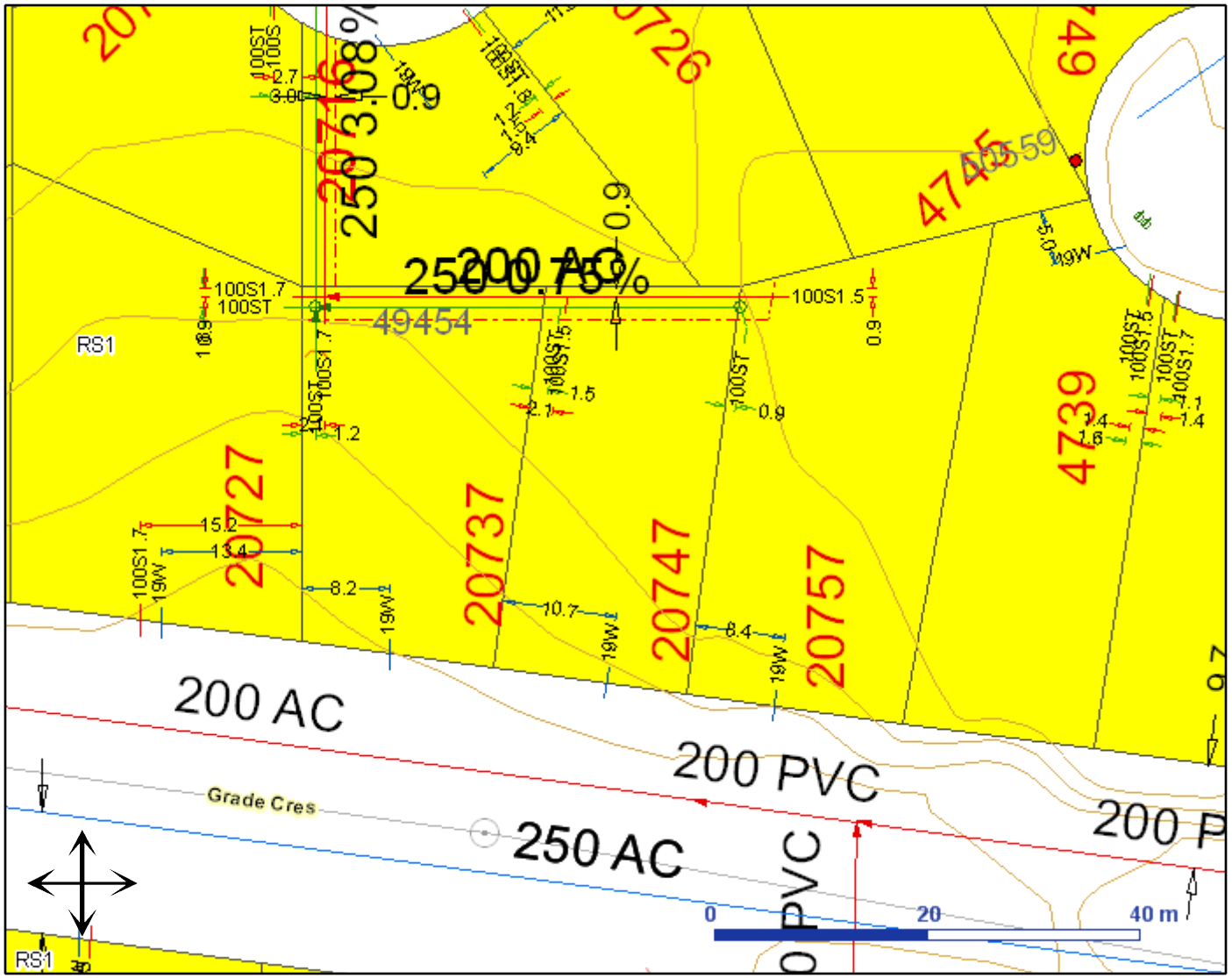
Please be advised that the City of Langley does not guarantee the accuracy or completeness of the information. The City is not responsible for errors, or omisions or costs incurred as a result of the information. The responsibility for use of the information rests solely on the recipient of the information.

Aerial Map

Scale 1:625

2 November 2010, 22:12

20747 Grade Crescent



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Services and Land Use

Scale 1:625

2 November 2010, 22:16

CITY OF LANGLEY

Legend

- Services Lines
- Offset Lines
- Fire Hydrants

Water Mains

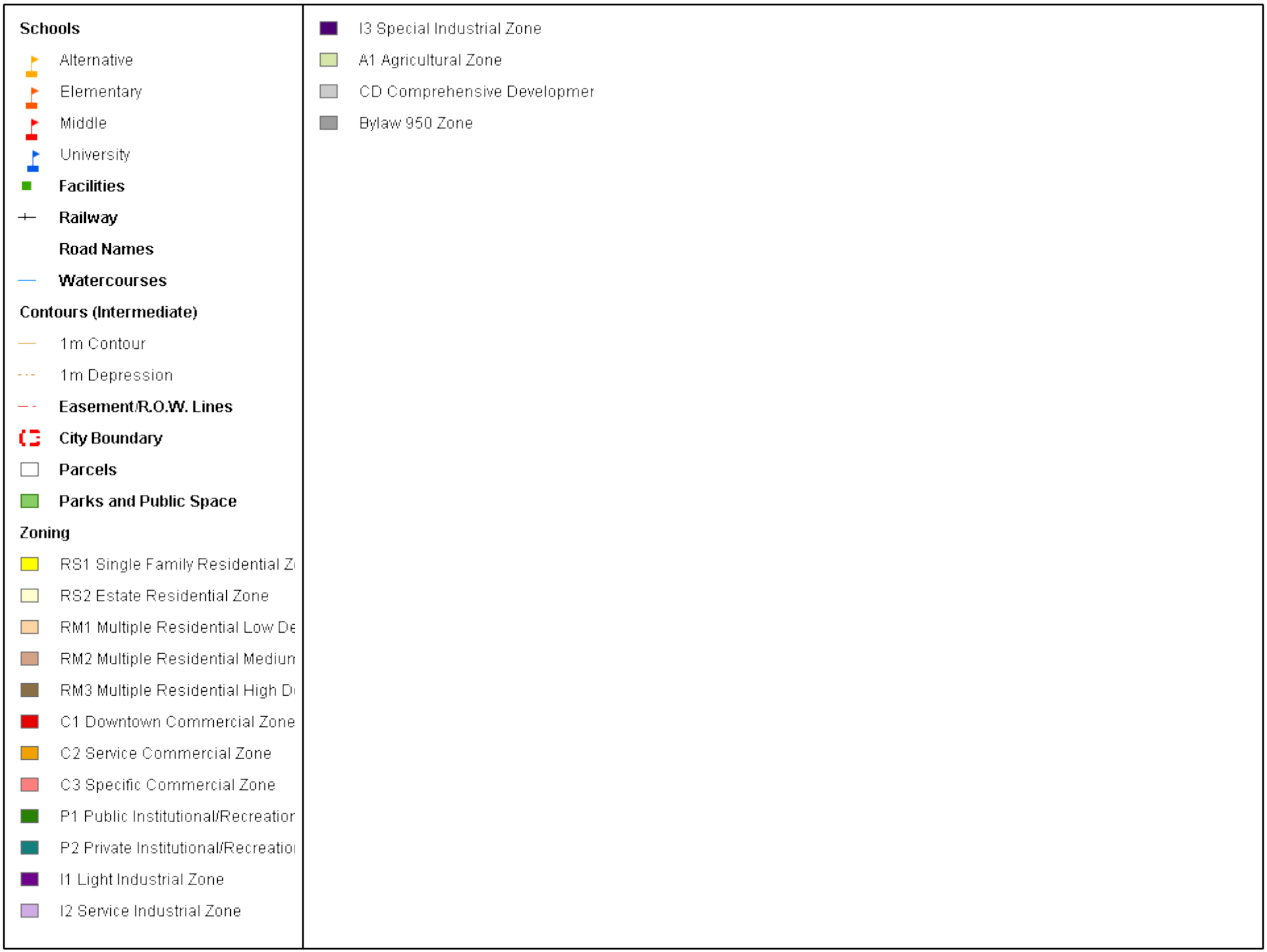
- Active Mains
- Private
- Abandoned
- Service Lines
- Offset Lines

Sanitary Mains

- Gravity Main
- Force Main
- GVSDD Main
- Service Lines
- Offset Lines

Drainage Nodes

- Manhole
- Catch Basin
- Headwall
- Drainage Mains
- Monuments
- Monument Lines


Schools
Alternative
Elementary
Middle
University
Facilities
Railway
Road Names
Watercourses
Contours (Intermediate)
1m Contour
1m Depression
Easement/R.O.W. Lines
City Boundary
Parcels
Parks and Public Space
Zoning
RS1 Single Family Residential Z
RS2 Estate Residential Zone
RM1 Multiple Residential Low De
RM2 Multiple Residential Mediun
RM3 Multiple Residential High D
C1 Downtown Commercial Zone
C2 Service Commercial Zone
C3 Specific Commercial Zone
P1 Public Institutional/Recreatior
P2 Private Institutional/Recreatio
I1 Light Industrial Zone
I2 Service Industrial Zone
I3 Special Industrial Zone
A1 Agricultural Zone
CD Comprehensive Developmer
Bylaw 950 Zone

FRASER VALLEY REAL ESTATE BOARD
LAND TITLE
SEARCH RESULT

FROM: Fraser Valley Real Estate Board
15463 104th Avenue
Surrey, British Columbia
V3T 4W4

Telephone: (604) 930-7600
Facsimile: (604) 588-0325

Requested by: MLS Department
Transmitted on: Tuesday, November 2, 2010
Page Count: 4 (including this page)

Transaction: 26997-0023
Search Date: 2010-11-02 07:10:19
Your Reference: Douglas Mitten
Prudential Power Play Realty
(O): 604-533-3231, (F): 604-533-7288

MLS: F1026930
Route: E090

Search Details

Sub-area: 22
Property Type: RED
PID: 006-367-135
Property Owner:
Civic Address: 20747 GRADE CR, CITY OF LANGLEY
Legal Description: PL 49205 LT 263 LD 36 SEC 35 TWP 7 PART NE 1/4.

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BW526641
FROM TITLE NO: AA142454

APPLICATION FOR REGISTRATION RECEIVED ON: 18 NOVEMBER, 2004
ENTERED: 27 NOVEMBER, 2004

REGISTERED OWNER IN FEE SIMPLE:

20747 GRADE CRESCENT
LANGLEY, BC
V3A 4K2
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF LANGLEY

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 006-367-135
LOT 263 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT
PLAN 49205

LEGAL NOTATIONS:

ZONING REGULATION AND PLAN UNDER
THE AERONAUTICS ACT (CANADA)
FILED 31.03.1976 UNDER NO. M26464
PLAN NO. 49871

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY
M498 1976-01-06 12:52
REGISTERED OWNER OF CHARGE:
CITY OF LANGLEY
M498
REMARKS: PLAN 49454
INTER ALIA

STATUTORY RIGHT OF WAY
M56597 1976-06-25 11:54
REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY
M56597
REMARKS: PLAN 49454
ANCILLARY RIGHTS
INTER ALIA

Financial Records Will Not Be Revealved

'CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A.'

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***
PARCEL IDENTIFIER (PID): 006-367-135

SHORT LEGAL DESCRIPTION:S/49205/////263
MARG:*
TAXATION AUTHORITY:
1 CITY OF LANGLEY

FULL LEGAL DESCRIPTION: CURRENT
LOT 263 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT
PLAN 49205

MISCELLANEOUS NOTES:
SRW PLAN 49454

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

Prudential Power Plus Realty

Date of disclosure: Oct 28, 2010

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 20747 GRADE CR LANGLEY, BC V3A 4K2 **(the "Premises")**

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
C. Is there a survey certificate available?				
D. Are you aware of any current or pending local improvement levies/charges?				
E. Have you received any other notice or claim affecting the Premises from any person or public body?				
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ✓ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other				
B. Are you aware of any problems with the water system?				
C. Are records available regarding the quantity and quality of the water available?				
D. Indicate the sanitary sewer system the Premises are connected to: Municipal ✓ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other				
E. Are you aware of any problems with the sanitary sewer system?				
F. Are there any current service contracts; (i.e., septic removal or maintenance)?				
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				
F. Are you aware of any infestation or unrepaired damage by insects or rodents?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last sixty days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				

INITIALS

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 20747 GRADE CR LANGLEY, BC V3A 4K2

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓		
L. Are you aware of any damage due to wind, fire or water?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 14 years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓		
Q. Do the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g. security systems, water purification, etc?	✓			
S. Were these Premises constructed by an "owner builder," as defined in the *Homeowner Protection Act,* with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		✓	✓	
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?		✓		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		✓		
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		✓		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		✓		

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 20747 GRADE CR LANGLEY, BC V3A 4K2

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) **SELLER(S)**

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S) **BUYER(S)**

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

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